

BK 0369 PG 0207

STATE MS.-DE SOTO CO.
FILED

MAR 15 9 21 AM '00

BC

WARRANTY DEED

BK 369 PG 207
W.E. DAVIS CH. CLK.

This Deed of Conveyance is this day made by the undersigned CHARLES E. WORD and JAMES LEE WORD, hereinafter referred to as the GRANTORS, and JAMES R. MCDONALD, JR. and JAMES R. MCDONALD, III, hereinafter referred to as the GRANTEES, WITNESSETH THAT:

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid by the GRANTEES to the GRANTORS, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged by the GRANTORS, CHARLES LEE WORD and JAMES LEE WORD, the GRANTORS do hereby and by these presents sell, convey, and warrant unto JAMES R. MCDONALD, JR. and JAMES R. MCDONALD, III, the GRANTEES, as tenants in common, the hereinafter described real property located in the City of Hernando, DeSoto County, Mississippi, and being described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

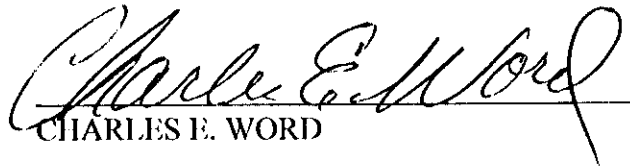
The foregoing covenant of warranty is made subject to rights of ways and easements for public roads and public utilities, subdivision and zoning regulations in effect in the City of Hernando, DeSoto County, Mississippi; and to any prior reservation or conveyance of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under the subject property; and to any unrecorded rights of way or easements; and any discrepancies, conflicts, encroachments, or shortages in area and boundaries which a correct survey and/or physical inspection of the property would reveal.

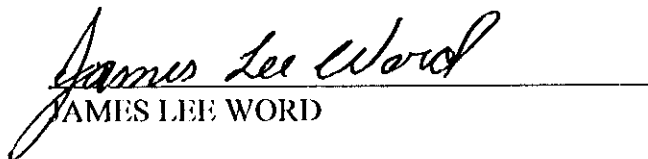
That the Grantee's agree that prior to the development of the property being purchase herein to construct a solid wood fence along the east line of said lot for the purpose of providing a screen between the existing Word lot to the east. The Grantee's agree that this provision shall apply to the Grantor, James Lee Word, and/or his successor's in interest.

Taxes and assessments against said property for the year 2000 shall be prorated as of the date of this deed and taxes and assessments for the year 2001 shall be the sole responsibility of the GRANTEES, and all subsequent years are hereby excepted from the foregoing covenant of warranty.

The Grantor's warrant that the property being conveyed is no part or parcel of his homestead. Possession shall be given upon delivery of this deed.

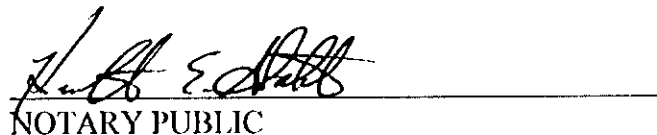
WITNESS the signature of the GRANTORS on this the 7th day of March, 2000.


CHARLES E. WORD


JAMES LEE WORD

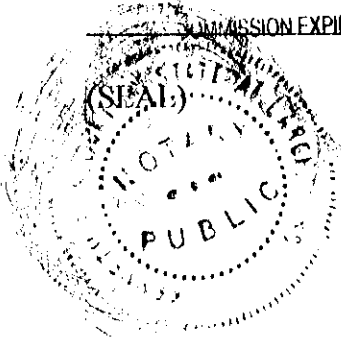
STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 7th day of March, 2000, within my jurisdiction, the within named CHARLES E. WORD and JAMES LEE WORD, who acknowledged that they executed the above and foregoing instrument.


NOTARY PUBLIC

My Commission Expires:

COMMISSION EXPIRES SEPT 24, 2003



GRANTORS' ADDRESS:
188 Oak Grove Road South
Hernando, MS 38632
RES. TEL.: 662-429-9466
BUS. TEL.: n/a

GRANTEES' ADDRESS:
2975 Highway 51 South
Hernando, MS 38632
RES. TEL.: n/a
BUS. TEL.: 662-429-5336

Prepared by: KENNETH E. STOCKTON
ATTORNEY AT LAW
5 WEST COMMERCE STREET
HERNANDO, MS 38632
662-429-3469

(96177)

EXHIBIT "A"

Commencing at the intersection of the east right of way highway 51 (100' wide) with the north right of way of Oak Grove Road (50' right of way) being a ½" rebar set, said point being the POINT OF BEGINNING, thence with a curve concave to the west, having a radius of 4665.72 feet, a central angle of 1° 35' 16", and a chord of 129.30 feet bearing North 11° 20' 37" West along the east line of said highway 51 to a concrete nail set; thence North 79° 27' 01" East, a distance of 15.00 feet to a concrete nail set being the point of curvature of a non-tangent curve, concave to the west, having a radius of 4650.72 feet a central angle of 0° 27' 17", and a chord of 36.90 feet bearing North 10° 19' 21" West; thence northerly along said curve, a distance of 36.90 feet to ½" rebar set; thence North 88° 00' 54" East, a distance of 128.00 feet to a ½" rebar set; thence South 0° 30' 09" East, a distance of 141.50 feet to a ½" rebar set; thence South 75° 34' 49" West, a distance of 115.50 feet to the POINT OF BEGINNING; said described tract containing 0.44 acres, more or less.

INDEXING INSTRUCTIONS:

Part of the Northeast Quarter of Section 24 and the Southeast Quarter of Section 13, Township 3 South, Range 8 West, DeSoto County, Mississippi.

SIGNED FOR IDENTIFICATION:

Charles E. Word

James Lee Word